



public footpath no.326
diverted through site

future cycle/footpath link

Clays Farm

The
Steddles

4.5m wide buffer
planting corridor along
western boundary

Open Space
A.P.
100sqm

Open Space

SITE UNDER SEPARATE
PLANNING APPLICATION

Open Space

public footpath no.329
retained on existing
route

public footpath no.326
diverted through site

El Sub Sta

Yapton

2m wide buffer planting
corridor to school
boundary

LEGEND

- INTENDED FLOW PATH WITHIN
SUB-BASE OF PERVIOUS PAVEMENT
WITHOUT SURFACE FLOODING
- ESTIMATED SURFACE FLOW PATH WHEN DRAINAGE
SYSTEM (I.E. PERM PAVING STORAGE OR
INFILTRATION DEVICES) CAPACITY IS EXCEEDED

- 200mm DIA 1/120
- PROPOSED PRIVATE SURFACE
WATER DRAINAGE
- PERMAVOID DIFFUSER UNIT - SIZE TBC
AT THE DETAILED DESIGN STAGE
- INFILTRATION
BLANKET
- PERVIOUS
PAVING
- PROPOSED FINISHED
FLOOR LEVEL
- PROPOSED FINISHED
GROUND LEVEL

KEY TO HEALTH AND SAFETY SYMBOLS

ABNORMAL OR UNUSUAL RESIDUAL
RISKS ASSOCIATED WITH THE DESIGN
OUTCOMES SHOWN ON THIS DRAWING
MAYBE INDICATED BY MEANS OF THE
FOLLOWING SYMBOLS.

- INDICATES A RESIDUAL RISK
REQUIRING A COMPULSORY
ACTION.
- INDICATES A RESIDUAL RISK
FOR INFORMATION.
- INDICATES A RESIDUAL RISK
REQUIRING A PROHIBITIVE
ACTION.
- INDICATES A RESIDUAL RISK
AS A WARNING.

NOTES

- THIS DRAWING IS NOT SUITABLE FOR CONSTRUCTION AND MUST ONLY BE USED FOR PLANNING PURPOSES.
- DRAINAGE PLAN SHOWN ON THIS DRAWING REPRESENTS THE PRINCIPLES ONLY AND IS SUBJECT TO CHANGE AT THE DETAILED DESIGN STAGE FOLLOWING DETAILED PLANS OF HOUSES, POSITION OF SVPS, RWP'S, ETC.
- IN COMPLIANCE WITH CDM 2015 ODYSSEY HAS FOLLOWED IT'S DESIGN RISK MANAGEMENT PROCESS FOR HAZARD ELIMINATION AND RISK REDUCTION IN DEVELOPING THE ODYSSEY DESIGNS SHOWN ON THIS DRAWING. THERE ARE NO ABNORMAL OR UNUSUAL RESIDUAL RISKS ASSOCIATED WITH THE DESIGN. ANY OTHER RESIDUAL RISKS ARE THOSE THAT WOULD NORMALLY BE EXPECTED BY COMPETENT PERSONS OR CONTRACTORS ENGAGED ON WORK OF THIS NATURE OR TYPE. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER RELATED DRAWINGS ISSUED BY THE ARCHITECT AND ENGINEER.
- DO NOT SCALE FROM THIS DRAWING. WORK FROM FIGURED DIMENSIONS ONLY.
- EXISTING DRAINAGE FEATURES AND GROUND LEVELS (SHOWN TO AN ORDNANCE DATUM) ARE BASED ON THE MK SURVEYS TOPOGRAPHICAL SURVEY - DWG NO. 26714 DATED MARCH 2019. ODYSSEY ASSUMES NO RESPONSIBILITY ON THE LEVEL OF ACCURACY OF SURVEY INFORMATION PROVIDED.
- ALL DIMENSIONS SHOWN IN METRES UNLESS NOTED OTHERWISE.
- ALL DIMENSIONS, LEVELS AND SURVEY GRID CO-ORDINATES ARE TO BE CHECKED ONSITE AND THE ENGINEER NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES PRIOR TO THE COMMENCEMENT OF THE WORKS.
- ALL FFL, RL AND GL ARE FOR GUIDANCE ONLY AND ARE SUBJECT TO CHANGE AT THE DETAILED DESIGN STAGE, I.E. TO COMPLY WITH THE REQUIREMENTS OF THE BUILDING REGULATIONS PART 'M'.
- SURFACE WATER FROM PRIVATE AREAS IS NOT TO BE DISCHARGED ONTO ADOPTABLE HIGHWAY, I.E. DRAINAGE CHANNELS WILL INTERCEPT FLOWS FROM PRIVATE AREAS AND CONNECT INTO THE PRIVATE OR S104 ADOPTABLE SYSTEM.

DRAINAGE DESIGN SHOWN
SUBJECT TO APPROVAL FROM
THE LEAD LOCAL FLOOD
AUTHORITY AND LOCAL
PLANNING AUTHORITY

FOR PLANNING
PURPOSES ONLY



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Job Title
**LAND AT STAKERS FARM,
YAPTON**

Drawing Title
**EXCEEDANCE FLOW PATH LAYOUT
(38 UNITS)**

Client
**DANDARA LIMITED
(SOUTHERN)**

Scale N.T.S.	Date JUL 20	Designed AK
Drawn AK	Checked SW	Approved JHM
Job No 19-156	Drawing No YAP-130-21	Rev A